

April 22, 2010

Mr. Todd Burtron
17535 Dartown Road
Westfield, IN 46074-9081

Re: 1004-VS-02 17944 Grassy Branch Road

Dear Mr. Burtron:

The Westfield-Washington Board of Zoning Appeals met on Tuesday, April 13, 2010, to review:

1004-VS-02 17944 Grassy Branch Road; The City of Westfield; The applicant is requesting the following variances of development standard:

- 1). **16.04.030 D4, Bullet 2**; Reduce minimum lot size from 3 to 1.535 acres.
- 2). **16.04.030 D6, Bullet 1**; Reduce front yard setback from 100 feet to 20 feet.
- 3). **16.04.030 D6, Bullet 3**; Reduce rear yard setback from 30 feet to 22 feet.
- 4). **16.04.165 D1e(1)**; Allow overhead bay doors to face a public street.
- 5). **16.06.050 B2**; Reduction of road frontage planting requirements from 8 shade trees to 3 shade trees.
- 6). **16.06.060 C**; Reduction of eastern buffer yard requirements by reducing the buffer yard from 40 feet to 20 feet, and by reducing the planting requirements from 11 evergreen trees to 0 and 54 evergreen shrubs to 35 evergreen shrubs.

A public hearing was held and the Board voted 5-0 to approve 1004-VS-02 with the exception of variance six (6), which was approved with the condition that the appellant conform to the 54 evergreen shrub standard.

Please feel free to contact this office at (317) 804-3170 should you have any questions.

Sincerely,

Ryan Schafer
Planner I

